

**Bellingham
Conservation Commission
Municipal Center
Bellingham, MA 02019
Minutes of the meeting of September 28, 2016**

Informational

Project Description: High Street Fields – Dog Park

Applicant:

Jim Kupfer, Town Planner
& Zoning Compliance Officer

Representative:

Jim Kupfer, Town Planner
& Zoning Compliance Officer

Time: 7:15 PM

Jim Kupfer updated the Conservation Commission on the search for a suitable location in town for a dog park. Of the 3 primary locations that were looked at, the Board of Selectmen chose the High St., Fields as the most logical choice. Planning and construction would be completed through a grant from the Stanton Foundation (Canine Dog Parks Grant). The preliminary sketch that was presented for the grant application showed that the area will utilize some parking spaces currently allocated to Bellingham Girls Softball. The Softball Association is in favor of the Dog Park as it would encourage usage during off hours and may deter vandalism. Additionally, they felt it might raise the visibility with the town's softball program. The park itself will have a gravel base and will formalize the remaining the parking spaces. A chain-link fence will enclose an area of approximately 20,000 ft. There will be benches for sitting, a water fountain, on-site dog bags for waste removal, and a storm water education program display. There will be no trees removed; one side of the fenced in area will be placed behind a row of trees on the perimeter of the open space. The Conservation Commission owns this property. Neal Standley asked about maintenance. Jim Kupfer stated that that will be the responsibility of the town Parks and Recreation Department. The Conservation Commission members all expressed that they were in favor of this project.

Project: 105-779 & BWP-131
NOI

Project Description:
160 High St. – 600,000 sf. & 300,000 sf. distribution facility,
septic, storm water management

Applicant:
Mark Pillote
Campanelli Bell. LLC
10 Campbell Dr.
Braintree, MA

Representative:
Brandon Ki
Kelly Engineering Group Inc.
10 Campanelli Drive
Braintree, MA

Plans: NOI & Site Development Plans, Sheets 1 -21, Nov. 11, 2015; Stormwater Report & O & M Plan
11/11/15

Continuation time: 7:30 PM

Cliff Matthews opened the continued hearing. David Kelly, of Kelly Engineering Group, provided an update of what has occurred since early June as a result of the Planning Board meetings. As a result of Planning Board and Conservation Commission input, there have been significant project changes. Project density, impervious coverage, wetlands disturbances, traffic & off-site disturbances, and the four stormwater management areas have all been revised. They are now proposing 3 smaller buildings, instead of the original two structures. This would reduce the square footage of buildings

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from: 900,000 ft.², to approximately 750,000 ft.² (as each proposed building is approximately 250,000 ft.²).

Berms will be installed and located to help mitigate noise produced on-site. They were able to pull the driveway away from the wetlands area in the northeast corner, which is a positive change. The isolated wetland in the center of the project is not disturbed. They calculate that the storm water management system will be dealing with approximately 4 to 5 acres less of impervious surfaces (but these calculations are not complete). They wish to develop these plans and incorporate them into the final plan set (and anticipate being completed in approximately 2 weeks).

Michael Roche asked about the locations of the loading docks. Mr. Kelly noted that the locations of the loading docks have changed. The emergency access road remains on High Street. Due to a reduction in impervious surfaces, the stormwater management system will be better able to accommodate site run off. They are approaching the requirement for no net increase up to the 25 year storm as specified in our local Bylaw Regulations. The South West detention basin will need to be reconfigured. The northern infiltration structure will change to above ground detention. This property plan shows a subdivision to 3 lots. They are exploring a process of dealing with a different tenant coming into a proposed buildings with the Planning Board. Cliff Matthews reminded the members that the Conservation Commission can accept amendments to a plan after the hearing has been closed provided there is less or equal impact. They will provide detailed information for these changes at the next hearing (which will enable the 2 missing members from this meeting to hear the full scope of work). Mr. Kelly suggested that points of discussion might revolve around the remaining list that was generated as a result of our previous work including the commission's suggestions and our peer reviewer's comments. Cliff entertained a motion to continue the hearing to the evening of October 26, 2016 at 7:30 PM; which was moved by Neil Stanley, seconded by Michael Roche and passed on a unanimous vote.

Project: 105-790 & BWP – 149
NOI

Project Description: 61 Pleasant St.
septic repair

Applicant:
Diane Cardarelli
61 Pleasant St.
Bellingham, MA 02019

Representative:
Bill Halsing
Land Planning Inc.
167 Hartford Ave.
Bellingham, MA 02019

Plans: NOI & Repair of Subsurface Sewage Disposal System, One Sheet, 7/7/16 REV 8/26/2016
Continuation Time: 8:00 PM

Cliff Matthews opened the hearing. Bill Halsing provided a summary of the septic repair, which includes new tank and leaching field. The new system will be located where the old system is. Cliff Matthews has inspected it. There is a resource area parallel to Pulaski Boulevard, 57 feet away. There were 3 flags located at the closest point to the proposed activity. The delineation of the resource area is accurate. This is a relatively simple situation stated Cliff. The existing system will be filled in, to enable them to keep the existing patio adjacent to the house. Lori Fafard moved to close the hearing and issue an Order of Conditions, Mike O'Herron seconded it, and it was passed on a unanimous vote.

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Project: 105-792 & BWP – 150

Project Description: Wetlands Delineation –
Farm Street, Map 7, Parcel 11

ANRAD

Applicant:

William A Bruce
51 Pond St.
Essex, MA 01929

Representative:

Bill Halsing
Land Planning, Inc.
167 Hartford Ave.
Bellingham, MA 02019

Plans: ORAD & Resource Area Delineation located at Farm Street, Bellingham, MA prepared for Wm. A. Bruce, two sheets, dated September 6, 2016

Hearing Time: 8:00 PM

Mr. Matthews opened the hearing. Bill Halsing stated that the wetlands line on the property was delineated and marked in 1997 and then again in 2014 by Scott Heim. It includes an upland area with the crossing (and a pipe under it) and continues toward the Wal-Mart property to the south. The Town of Bellingham owns the adjacent property. The applicant is asking for verification of the wetlands line. We have asked that the delineator be present when we conduct a site walk on 10/22/16 at 8:30 AM. Cliff accepted a motion to continue the hearing to the evening of October 26 at 8:30 PM and conduct a site walk on October 22; which was made by Michael Roche, seconded by Mike O'Herron, and passed on a unanimous vote.

Project: BWP – 151
RDA

Project Description: Crystal Way, #703 –
installation of a vinyl fence and 2 rock beds for
gardening

Applicant:

Crystal Springs Condominium Trust
C/O Salisbury Management Inc.
120 Shrewsbury St.
Boylston MA 01505

Representative:

Justin Rooney
Salisbury Management Inc.
120 Shrewsbury St.
Boylston MA 01505

Plans: RDA and Sketch Plans based on Crystal Way Phase III plans

Hearing Time: 8:35 PM

Cliff Matthews opened the RDA meeting. No one was present for this hearing from the general public including the applicant, their representative, or any abutters. The requested activities were described as installation of a 176 foot long, vinyl split rail fence at the top of the slope and approximately 250 feet of rock beds to be planted with annuals and perennials within the one hundred foot buffer zone along the access road. Cliff stated we could limit the scope of work. Grass is not growing alongside the roads, and there's a lot of shade which is what is prompting the request for rock gardens there. No pine trees will be removed. They've already been given permission to trim the branches back from the road for safety. No excavation, no increased runoff and no additional tree trimming (beyond what has already been permitted) would be allowed. Lori Fafard moved to close the hearing and issue a Negative Determination with Conditions, seconded by Mike O'Herron, and passed on a unanimous vote.

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Updates:

Eagle Scout Project – Sean Boddy has completed his Eagle Scout project on High Street (a footbridge over a wetlands/stream area). Cliff Matthews will write a letter of appreciation to Sean.

Maple Street – drainage calculations have been completed and we have received revised plans according to Cliff Matthews.

Neal Standley – has purchased a measuring wheel, for site walks. When he provides an invoice, the commission will reimburse him for that purpose.

The motion to adjourn the meeting at 9:00 PM was made by Michael Roche, seconded by Mike O'Herron, and passed on a unanimous vote.

Attending the meeting was: Cliff Matthews, Neal Standley, Michael O'Herron, Michael Roche, and Lori Fafard